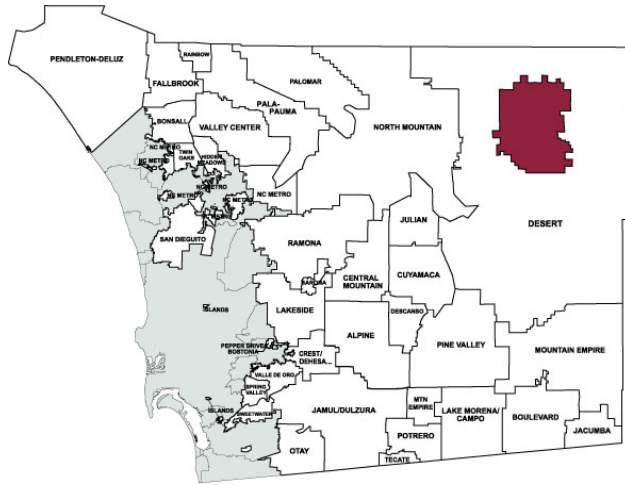


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

BORREGO SPRINGS



Borrego had six residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 3 referral meets the GP2020 concepts and planning principles.
- 2 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 1 referral does not meet the GP2020 concepts and planning principles.

The Sponsor Group, Staff and the property owner are in agreement with all three referrals that meet the concepts and principles of GP2020.

One of the compromises Staff made with the speakers and the Sponsor Group is intended to encourage the transfer of land from agricultural to residential use, which consumes less water and improves the level of consensus in Borrego Springs. The other compromise was agreed to by the Sponsor Group, property owner and Staff. The property owner has since asked for more units.

The referral staff disagrees with is located in Rural Lands outside of the existing village of Borrego. Both the Sponsor Group and Staff agree that the Rural Lands designation be retained. This is not an area identified for growth by the community in the current 2020 General Plan cycle.

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
154	<p><i>Richard Bemis</i></p> <p>Southeast of the town center, east of and adjacent to Yaqui Pass Road.</p> <ul style="list-style-type: none"> • 318 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Village: 4.3 du/acre Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> A number of units comparable to what is on the Existing General Plan</p> <p><u>CPG/CSG:</u> Village: 4.3du/acre, Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Double the size of the <u>4.3 du/acre</u> area eastward, leave remainder of the parcel at Semi-Rural and Rural Lands densities per the Working Copy – December 2002 map</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Adjacent on two sides to parcels assigned densities of 4.3 du/acre · Adjacent parcels with higher density have similar potential environmental impacts · Available access • <i>Assign densities based on characteristics of the land</i> – avoids sensitive biological habitat, wetland, and floodplain (a portion of the Borrego Sink) to the east and north • <i>Improve housing affordability</i> – possible employee housing for nearby resorts • <i>Obtain a broad consensus</i> <ul style="list-style-type: none"> · Consistent with sponsor group recommendation · The property owner had agreed with the compromise until late August 2003
155	<p><i>William Wright</i></p> <p>In the center of town on Country Club Road.</p> <ul style="list-style-type: none"> • 26 acres • Existing General Plan: 24 du/acre 	<p><u>GP2020 Working Copy:</u> Village Core: 14.5 du/acre</p> <p><u>Referral Request:</u> Village Core: 24 du/acre</p> <p><u>CPG/CSG:</u> Village Core: 24 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>AGREE with Referral Village Core: <u>24 du/acre</u></p>	<ul style="list-style-type: none"> • <i>Improve housing affordability</i> – consistent with the existing General Plan and the immediate plan for the property as housing for seniors as assisted-living and extended-care facilities • <i>Reduce public costs</i> – all infrastructure and services are available in the town center

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
156	<p><i>Dan Wright</i></p> <p>Adjacent to Roadrunner Country Club and the Springs at Borrego RV park</p> <ul style="list-style-type: none"> • 160 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres (allow RV and mobile home park)</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres allow an RV and mobile home park</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – adjacent to existing mobile home and RV Park (logical expansion) • <i>Improve housing affordability</i> – would expand opportunities for low-cost housing • <i>Obtain a broad consensus</i> – consistent with sponsor group recommendation
157	<p><i>Borrego Springs Sponsor Group and others</i></p> <p>All land designated 1 du/20 acres in the northeast portion of the valley.</p> <ul style="list-style-type: none"> • 7,800 acres • Existing General Plan: Generally 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> County staff proposed compromise position</p> <p><u>CPG/CSG:</u> County staff proposed compromise position</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Referral revised to reflect compromise position Semi-Rural: <u>1 du/4 acres</u> (agricultural) Rural Lands: <u>1 du/20 acres</u> (remainder)</p>	<ul style="list-style-type: none"> • <i>Obtain a broad consensus</i> <ul style="list-style-type: none"> · Consistent with sponsor group recommendation and revised referral request · Encourages transfer of land from agricultural to a less consuming residential use · Improves the level of consensus in Borrego Springs

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
158	<p><i>Beverly Kuhrts</i></p> <p>Southeast of the town center, west of and adjacent to Yaqui Pass Road.</p> <ul style="list-style-type: none"> • 676 acres • Existing General Plan: 1 du/acre and 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> County staff proposed compromise position</p> <p><u>CPG/CSG:</u> County staff proposed compromise position</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>AGREE</p> <p>Referral revised to reflect compromise position</p> <p>Semi-Rural: <u>1 du/2 acres</u> (northern 455 acres)</p> <p>Semi-Rural: <u>1 du/10 acres</u> (southern 221 acres)</p>	<ul style="list-style-type: none"> • <i>Obtain a broad consensus</i> <ul style="list-style-type: none"> · Consistent with sponsor group recommendation and revised referral request · Encourages transfer of land from agricultural to a less consuming residential use · Improves the level of consensus in Borrego Springs
159	<p><i>Clifford Tong</i></p> <p>Northeast of the town center, east of and adjacent to Borrego Valley Road.</p> <ul style="list-style-type: none"> • 635 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> A density no lower than Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • Consistent with Sponsor Group and community recommendation • Identified by the community as an area outside where growth should be planned for in the GP2020 cycle

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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